

After Recording, Please Return To:
Jackson Walker L.L.P.
1401 McKinney
Suite 1900
Houston, Texas 77010
Attn: Rob Harlow

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

DATE: March 12, 2020

NOTE: Real Estate Lien Note described as follows:

Date: December 30, 2015
Borrower: TOWNHARBOUR ESTATES LLC, a Texas limited liability company
Original Lender: HOUSTON INTERCONTINENTAL TRADE CENTER, L.P.
Original Principal Amount: \$4,600,000.00

DEED OF TRUST: Deed of Trust described as follows:

Date: December 30, 2015
Grantor: TOWNHARBOUR ESTATES LLC, a Texas limited liability company
Trustee: Robert J. Adam
Beneficiary: HOUSTON INTERCONTINENTAL TRADE CENTER, L.P.
Recorded in: Clerk's File Number 2018017141 in the real property records of Galveston County, Texas

LENDER: HOUSTON INTERCONTINENTAL TRADE CENTER, L.P.

BORROWER: TOWNHARBOUR ESTATES LLC, a Texas limited liability company

PROPERTY: The real and personal property described in the Deed of Trust and further described on Exhibit "A" attached hereto.

SUBSTITUTE TRUSTEE: Any of Jim Mills, Susan Mills, Emily Northern, Ed Henderson, Angelita O'Conner or Rob Harlow

Substitute Trustee's Mailing Address:
c/o Jackson Walker L.L.P.
1401 McKinney, Suite 1900
Houston, Texas 77010
Attn: Rob Harlow

NOTICE OF SUBSTITUTE TRUSTEE'S SALE (TOWNHARBOUR ESTATES LLC)

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DATE AND TIME OF SUBSTITUTE TRUSTEE'S SALE OF PROPERTY:

April 7, 2020, being the first Tuesday of the month, to commence at 11:00 a.m., or within three hours thereafter.

PLACE OF SUBSTITUTE TRUSTEE'S SALE OF PROPERTY:

Lobby of the Galveston County Courthouse, 1st Floor, 722 Moody (21st Street), Galveston, Texas 77550, or such other place designated for real property foreclosures pursuant to Section 51.002 of the Texas Property Code by the Commissioners Court of Galveston County, Texas, in instrument(s) recorded in the real property records of Galveston County, Texas.

Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust, which secures the Note. Because of such default, Lender, the owner of the Note and the holder of the Note and the Deed of Trust lien securing payment of the Note, for purposes of Section 51.002 of the Texas Property Code, has requested Substitute Trustee to sell the Property in accordance with the terms of the Deed of Trust and applicable law.

The Deed of Trust may encumber both real and personal property. Formal notice is hereby given of Lender's election to proceed against and sell both the real property and any personal property described in the Deed of Trust, in accordance with Lender's rights and remedies under the Deed of Trust and Section 9.604(a) of the Texas Business and Commerce Code ("Texas UCC").

Therefore, notice is given that on the Date and Time of Substitute Trustee's Sale of Property and at the Place of Substitute Trustee's Sale of Property, I, Substitute Trustee or such other substitute trustee as Lender may subsequently appoint, will sell the Property by public sale to the highest bidder for cash or acceptable certified funds, in accordance with the Deed of Trust and applicable law. The sale and conveyance of the Property will be subject to all matters of record applicable to the Property which are superior to the Deed of Trust and to the permitted exceptions to title, if any, described in the Deed of Trust. Trustee has not made and will not make any covenants, representations, or warranties concerning the Property other than providing the successful bidder at the sale with a deed to the Property containing any warranties of title required by the Deed of Trust.

Those desiring to purchase the Property will need to demonstrate their ability to pay their bid immediately in cash if their bid is accepted.

The sale will be made expressly subject to any title matters set forth in the Deed of Trust, but prospective bidders are reminded that by law the sale will necessarily be made subject to all prior matters of record affecting the Property, if any, to the extent that they remain in force and effect and have not been subordinated to the Deed of Trust. The sale shall not cover any part of the property that has been released of public record from the lien of the Deed of Trust. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

Pursuant to section 51.009 of the Texas Property Code, the Property will be sold "AS IS," without any expressed or implied warranties, except as to the warranties (if any) provided for under the Deed of

Trust. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property.

Pursuant to section 51.0075(a) of the Texas Property Code, Substitute Trustee reserves the right to set further reasonable conditions for conducting the Foreclosure Sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Substitute Trustee.

ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU ARE OR YOUR SPOUSE IS SERVING ON ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL GUARD OR THE NATIONAL GUARD OF ANOTHER STATE OR AS A MEMBER OF A RESERVE COMPONENT OF THE ARMED FORCES OF THE UNITED STATES, PLEASE SEND WRITTEN NOTICE OF THE ACTIVE MILITARY SERVICE TO THE SENDER OF THIS NOTICE IMMEDIATELY. The address for the sender of this notice is Jackson Walker L.L.P., 1401 McKinney Suite 1900 Houston, Texas,, Attn: Rob Harlow.



Rob Harlow, Substitute Trustee

EXHIBIT A

Legal Description of the Property

EXHIBIT "A" LEGAL DESCRIPTION

Tract 1:

Being a tract or parcel of land containing 33.30 acres (1,450,333 square feet) situated in the Michael Muldoon Two League Grant, Abstract Number 18, City of League City, Galveston County, Texas, being that same called 33.34 acre tract of land described in deed recorded under Galveston County Clerk's File Number 8300447, Official Public Records of Real Property, Galveston County, Texas; said 33.30 acre tract being more particularly described by metes and bounds as follows (bearings are oriented to the bearing base reflected on the recorded plat of South Shore Harbour Subdivision, Section Two, a subdivision of record in Volume 17, Page 154, Galveston County Map Records):

BEGINNING at a 5/8 inch iron rod with cap stamped "GeoSurv" set marking the southwesterly corner of the herein described tract, said point being the southeasterly corner of Unrestricted Reserve "D" of said South Shore Harbour Subdivision, Section Two, said point also being found in the northwesterly line of Unrestricted Reserve "E-4-A" of South Shore Harbour Subdivision, Section Eighteen, according to the map or plat thereof recorded in Plat Record 18, Map Number 758, Galveston County Map Records;

THENCE, along the northeasterly line of said South Shore Harbour Subdivision, Section Two, N 11°47'20" W, passing a 5/8 inch iron rod with cap stamped "GeoSurv" set at 2291.25 feet marking a point for reference near the high bank of Clear Lake, and continuing a total distance of 2,305.61 feet (called 2350.00 feet) to a point in the meander line of Mean Higher High Water of Clear Lake and for the northwesterly corner of the herein described tract, said meander line of Mean Higher High Water is defined as having an elevation of 1.19 feet on that certain survey dated April 20, 2005, by William E. Merten, Licensed State Land Surveyor; said point having Texas State Plane Coordinate values of Y=13,769,624.76 FT and X=3,219,969.43 FT;

THENCE, in an easterly direction along said meander line of Mean Higher High Water of Clear Lake the following courses and distances:

N 28°19'20" E, a distance of 6.69 feet to an angle point;
N 72°45'51" E, a distance of 80.63 feet to an angle point;
N 89°43'10" E, a distance of 89.67 feet to an angle point;
S 74°55'12" E, a distance of 66.63 feet to an angle point;
N 89°51'57" E, a distance of 48.84 feet to an angle point;
N 84°34'06" E, a distance of 52.79 feet to an angle point;
S 82°23'55" E, a distance of 31.49 feet to an angle point;
N 58°39'10" E, a distance of 50.05 feet to an angle point;
S 68°13'48" E, a distance of 19.73 feet to an angle point;
S 88°50'20" E, a distance of 22.86 feet to an angle point;
N 80°31'32" E, a distance of 26.44 feet to an angle point;
N 71°28'59" E, a distance of 29.61 feet to an angle point;
N 76°49'12" E, a distance of 51.29 feet to an angle point;
N 86°01'03" E, a distance of 44.71 feet to an angle point;
N 37°25'10" E, a distance of 33.31 feet to an angle point;
N 04°28'42" W, a distance of 5.58 feet to an angle point;
N 03°40'40" E, a distance of 11.40 feet to an angle point;
N 00°05'48" E, a distance of 6.13 feet to an angle point at the corner of a wood bulkhead;
N 71°38'31" E, along the north edge of a wood bulkhead, a distance of 2.02 feet to a point for the northeast corner of the herein described tract, said point also being at the west line of Lakeside Addition, a subdivision in Galveston County, Texas, according to the map or plat thereof recorded in Volume 12, Page 79, Galveston County Map Records; said point having Texas State Plane Coordinate values of Y=13,769,753.83 FT and X=3,220,588.97 FT;

THENCE, S 12°03'35" E, departing said meander line of Mean Higher High Water and along the westerly line of said Lakeside Addition, passing a 5/8 inch iron rod with cap stamped "GeoSurv" set at 34.26 feet marking a point for reference, and continuing a total distance of 2,287.87 feet (called 2,250.00 feet) to a 5/8 inch iron rod with cap stamped "GeoSurv" set marking the southeasterly corner of the herein described tract, said point being at the northwesterly line of a called 1.93 acre tract of land conveyed to Startzman Properties, Ltd., by General Warranty Deed recorded under Galveston County Clerk's File Number 2004033769, Official Public Records of Real Property, Galveston County, Texas; said point also being the southwesterly corner of Lot 35, Block 5, of said Lakeside Addition;

THENCE, S 78°29'18" W, passing a 5/8 inch iron rod found at 43.04 feet marking the most northwesterly corner of said Startzman tract and the most northerly corner of Unrestricted Reserve "E-4-B" of said South Shore Harbour Subdivision, Section Eighteen, and continuing along the northwest line of said South Shore Harbour Subdivision, Section Eighteen, a distance of 643.40 feet (called 644.20 feet) to the POINT OF BEGINNING and containing a calculated area of 33.30 acres of land, more or less.

Tract 2:

Being a tract or parcel of land containing 1.92 acres (83,590 square feet) situated in the Michael Muldoon Two League Grant, Abstract Number 18, City of League City, Galveston County, Texas, being that same called 1.93 acre tract of land conveyed to Startzman Properties, Ltd., by General Warranty Deed recorded under Galveston County Clerk's File Number 2004033769, Official Public Records of Real Property, Galveston County, Texas; said 1.92 acre tract being more particularly described by metes and bounds as follows (bearings are oriented to the bearing base reflected on the record plat of South Shore Harbour Subdivision, Section Two, a subdivision of record in Volume 17, Page 154, Galveston County

BEGINNING at a 5/8 inch iron rod with cap stamped "GeoSurv" set marking the southwest corner of the herein described tract of land, said point being at the northerly line of Farm to Market Road 2094 (F.M. 2094), based on a width of 80 feet, said point also being the southeasterly corner of Unrestricted Reserve "E-1" (for Widening of F.M. 2094), REPLAT OF REPLAT OF UNRESTRICTED RESERVE "E", SOUTH SHORE HARBOUR, SECTION TWO, according to the map or plat thereof recorded at Plat Record 18, Map Number 187, Galveston County Map Records;

THENCE, along the easterly line of said REPLAT OF REPLAT OF UNRESTRICTED RESERVE "E", N 01°17'12" W, a distance of 487.54 feet to a 5/8 inch iron rod with cap stamped "GeoSurv" set marking a point for angle to the left;

THENCE, N 12°08'00" W, a distance of 1130.88 feet to a 5/8 inch iron rod with cap found for corner, said point being the northeast corner of Unrestricted Reserve "E-4-B", SOUTH SHORE HARBOUR SUBDIVISION, SECTION EIGHTEEN, according to the map or plat thereof recorded at Plat Record 18, Map Number 758, Galveston County Map Records;

THENCE, along the northwesterly line of said Unrestricted Reserve "E-4-B", S 78°29'18" W, a distance of 183.00 feet to a 5/8 inch iron rod with cap found for corner;

THENCE, N 12°08'00" W, a distance of 45.00 feet to a 5/8 inch iron rod with cap found marking the northwesterly corner of the herein described tract, said point being the most northerly corner of said Unrestricted Reserve "E-4-B", said point also being at the southeasterly line of a called 33.34 acre tract of land described in deed recorded under Galveston County Clerk's File Number 8300447, Official Public Records of Real Property, Galveston County, Texas;

THENCE, along the southeasterly line of said called 33.34 acre tract, N 78°29'18" E, a distance of 43.04 feet to a 5/8 inch iron rod with cap stamped "GeoSurv" marking a point for angle to the left, said point being the southeasterly corner of the said called 33.34 acre tract, same being the southwesterly corner of Lot 35, Block 5, LAKESIDE ADDITION, according to the map or plat thereof recorded in Volume 12, Page 79, Galveston County Map Records;

THENCE, N 77°56'25" E, passing the southeasterly corner of said Lot 35, Block 5, at 100.00 feet, and continuing along the southeasterly line of West Drive, a 50 foot public roadway right-of-way, a total distance of 185.00 feet to a 5/8 inch iron rod with cap stamped "GeoSurv" marking the northeasterly corner of the herein described tract, said point being the northwesterly corner of Lot 1, Block 9, of said LAKESIDE ADDITION;

THENCE, along the southwesterly line of said LAKESIDE ADDITION, S 12°08'00" E, passing the most southerly corner of said Block 9 at 1097.26 feet and continuing a total distance of 1181.19 feet to a PK Nail set in asphalt pavement marking a point for angle to the right, said point being at the west right-of-way line of said Lakeside Drive as shown on plat of said LAKESIDE ADDITION;

THENCE, S 01°17'12" E, a distance of 496.62 feet to a PK Nail set in asphalt pavement marking the southeasterly corner of the herein described tract, said point being at the northerly right-of-way line of said F.M. 2094, based on a width of 80 feet;

THENCE, N 85°29'07" W, along the northerly right-of-way line of said F.M. 2094, a distance of 45.23 feet to the POINT OF BEGINNING and containing a calculated area of 1.92 acres of land, more or less.

Tract 3:

Lot 7, in Block 9 of LAKESIDE ADDITION, a subdivision in Galveston County, Texas, according to the map or plat thereof recorded in Volume 254A, Page 10 of the Map Records and transferred to Plat Record 12, Map No. 79, both of the Map Records of Galveston County, Texas.

Tract 4:

Lot 8, in Block 9 of LAKESIDE ADDITION, a subdivision in Galveston County, Texas, according to the map or plat thereof recorded in Volume 254A, Page 10 of the Map Records and transferred to Plat Record 12, Map No. 79, both of the Map Records of Galveston County, Texas.

Tract 5:

The South 10 feet of Lot 34, all of Lot 35, in Block 5; Lot 34, in Block 6; and Lots 1-6, in Block 9, of LAKESIDE ADDITION, a subdivision in Galveston County, Texas, according to the map or plat thereof recorded in Volume 254A, Page 10, of the Map Records and transferred to Volume 12, Page 79, both of the Map Records of Galveston County, Texas. Said Lots 1-6, in Block 9, being more fully described by metes and bounds as follows:

BEGINNING at a 5/8 inch iron rod with cap stamped "GeoSurv" set marking the northeasterly corner of said Lot 1, same being the point of intersection for the south line of West Drive, a 50 foot public roadway right-of-way, and the westerly line of Lakeside Drive, a 50 foot public roadway right-of-way;

THENCE, S 12°08'00" E, along the westerly line of said Lakeside Drive, a distance of 300.00 feet to a 5/8 inch iron rod with cap stamped "GeoSurv" set marking the southeasterly corner of the herein described tract, same being the southeasterly corner of said Lot 6 and the northeasterly corner of Lot 7, Block 9, of said LAKESIDE ADDITION;

THENCE, S 77°52'00" W, along the common line of said Lots 6 and 7, a distance of 100.00 feet to a 5/8 inch iron rod with cap stamped "GeoSurv" set marking the southwesterly corner of said Lot 6 and the northwesterly corner of said Lot 7, said point being at the easterly line of a called 1.93 acre tract of land conveyed to Startzman Properties, Ltd., by General Warranty Deed recorded under Galveston County Clerk's File Number 2004033769, Official Public Records of Real Property, Galveston County, Texas;

THENCE, N 12°08'00" W, along the westerly line of said Block 9 and the easterly line of the said called 1.93 acre tract, a distance of 300.13 feet to a 5/8 inch iron rod with cap stamped "GeoSurv" marking the northwest corner of the herein described tract, same being the northwest corner of said Lot 1, said point also being at the southerly line of said West Drive;

THENCE, N 77°56'25" E, along the southerly line of said West Drive, a distance of 100.00 feet to the POINT OF BEGINNING and containing a calculated area of 0.69 acre of land (30,003 square feet), more or less.

Tract 6:

Lots 9-16, in Block 9, of LAKESIDE ADDITION, a subdivision in Galveston County, Texas, according to the map or plat thereof recorded in Volume 254A, Page 10, of the Map Records and transferred to Volume 12, Page 79, both of the Map Records of Galveston County, Texas. Said Lots 9-16, in Block 9, being more fully described by metes and bounds as follows:

BEGINNING at a 5/8 inch iron rod with cap stamped "GeoSurv" set marking the northeasterly corner of said Lot 9, same being the southeasterly corner of Lot 8, in Block 9, of said LAKESIDE ADDITION, said point being at the westerly line of Lakeside Drive, a 50 foot public roadway right-of-way;

THENCE, S 12°08'00" E, along the westerly line of said Lakeside Drive, 184.07 feet to a 5/8 inch iron rod with cap stamped "GeoSurv" set marking a point for angle to the right at the easterly line of said Lot 12;

THENCE, S 01°06'15" E, a distance of 522.72 feet to a 5/8 inch iron rod with cap stamped "GeoSurv" set marking the most southerly corner of said Block 9, same being the most southerly corner of said Lot 16, said point being at the easterly line of a called 1.93 acre tract of land conveyed to Startzman Properties, Ltd., by General Warranty Deed recorded under Galveston County Clerk's File Number 2004033769, Official Public Records of Real Property, Galveston County, Texas;

THENCE, N 12°08'00" W, along the easterly line of said called 1.93 acre tract and the westerly line of said Block 9, a distance of 697.13 feet to a 5/8 inch iron rod with cap stamped "GeoSurv" set marking the northwesterly corner of the herein described tract, same being the northwesterly corner of said Lot 9 and the southwest corner of said Lot 8;

THENCE, N 77°52'00" E, along the common line of said Lots 8 and 9, a distance of 100.00 feet to the POINT OF BEGINNING and containing a calculated area of 1.01 acres of land (44,060 square feet), more or less.

FILED

Instrument Number: *FILED2020000411*

Filing Fee: 23.00

Number Of Pages:7

Filing Date: 03/16/2020 11:13AM

I hereby certify that this instrument was FILED on the date and time stamped hereon
and RECORDED in the OFFICIAL PUBLIC RECORDS of Galveston County, Texas.



A handwritten signature in black ink that reads "Dwight D. Sullivan". The signature is written in a cursive style with a horizontal line underneath it.

Dwight D. Sullivan, County Clerk
Galveston County, Texas

DO NOT DESTROY - *Warning, this document is part of the Official Public Record.*